



OFFICE SPACE FOR LEASE

181 E 56TH AVENUE
DENVER, CO 80216

PROPERTY HIGHLIGHTS

Well maintained North Denver building minutes from I-25 and I-70. Small and large suites available in this well located North Denver building. Possible building signage for a long term tenant with a larger suite.

Suite 501: 1,500-2,100 RSF, Under renovation, see floor plan for details.

Suite 502: 900 RSF, Available immediately. Single private office plus storage space.

- Elevator
- Plentiful on-site free parking
- Handicap accessible
- Near bus route
- Near restaurants
- Great highway access

Suite 501	2,100 RSF - Demisable to 1,050 RSF (see floor plan)
Suite 502	900 RSF
Lease Rate	\$22.00/RSF MG

CONTACT US

Barb Pozzi

Broker Associate

303.449.2131 ext 148

barbp@coloradogroup.com

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

The Colorado Group, Inc

3434 47th St, Suite 220

Boulder, CO 80301

303.449.2131

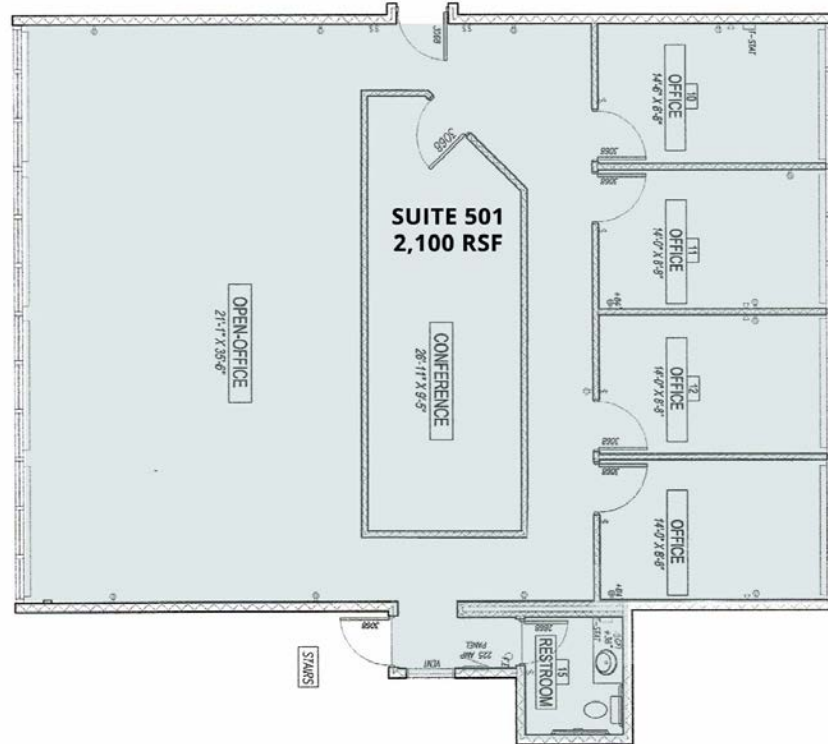
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OFFICE SPACE FOR LEASE ICONIC NORTH DENVER - THE SILCO BUILDING

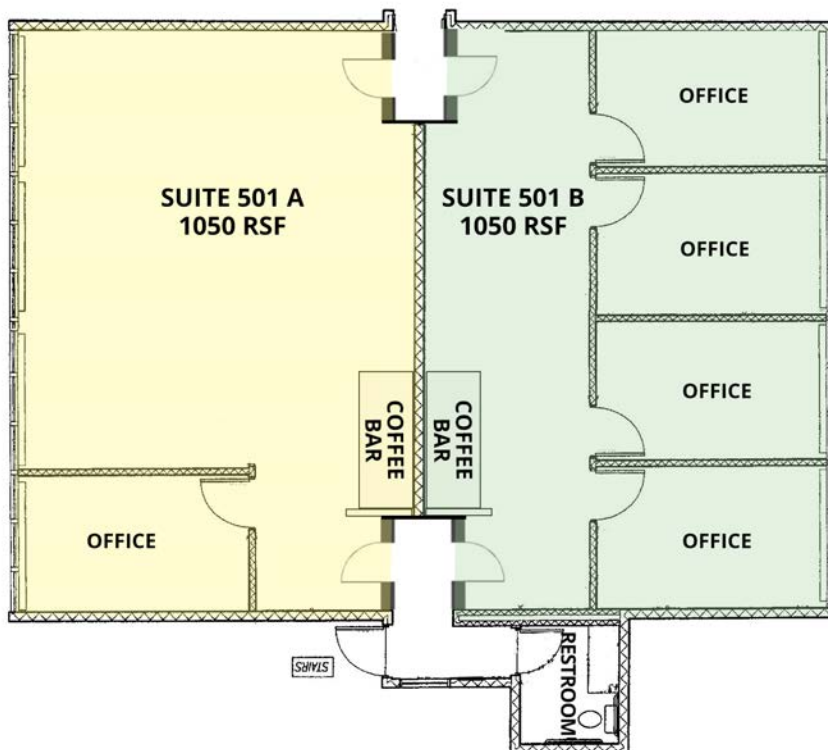
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PROPERTY FLOOR PLAN - SUITE 501

Suite 501 - As Built



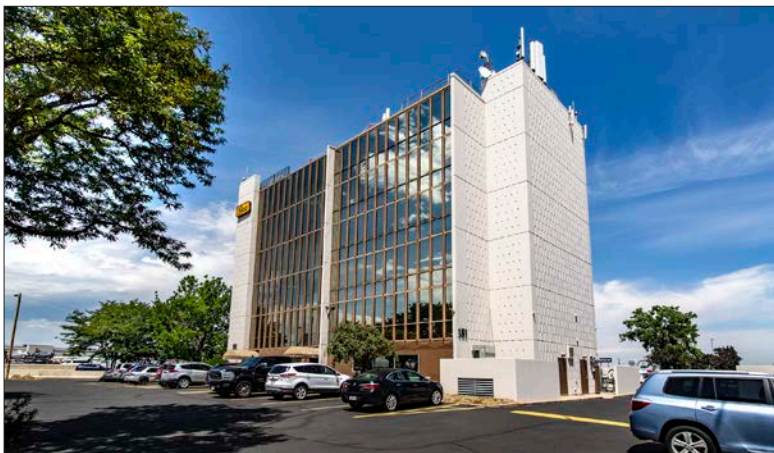
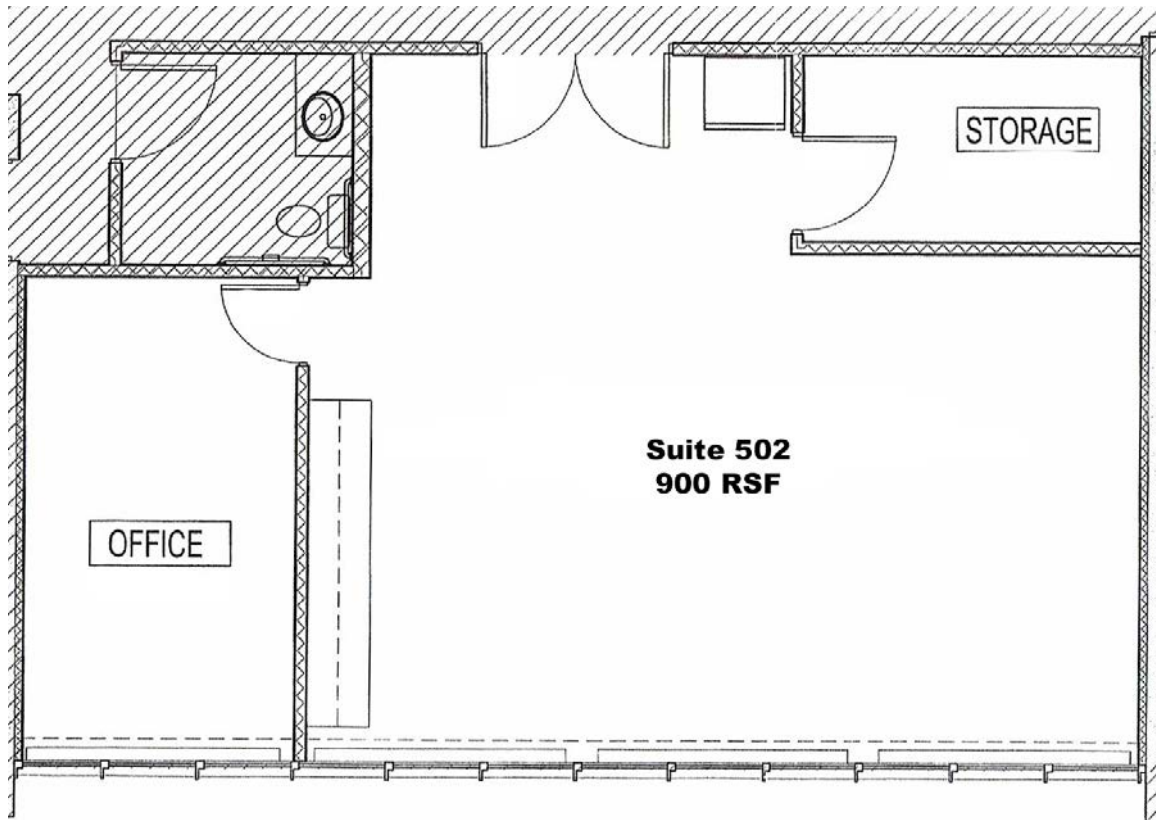
Suite 501 - Plan A



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PROPERTY FLOOR PLAN - SUITE 502



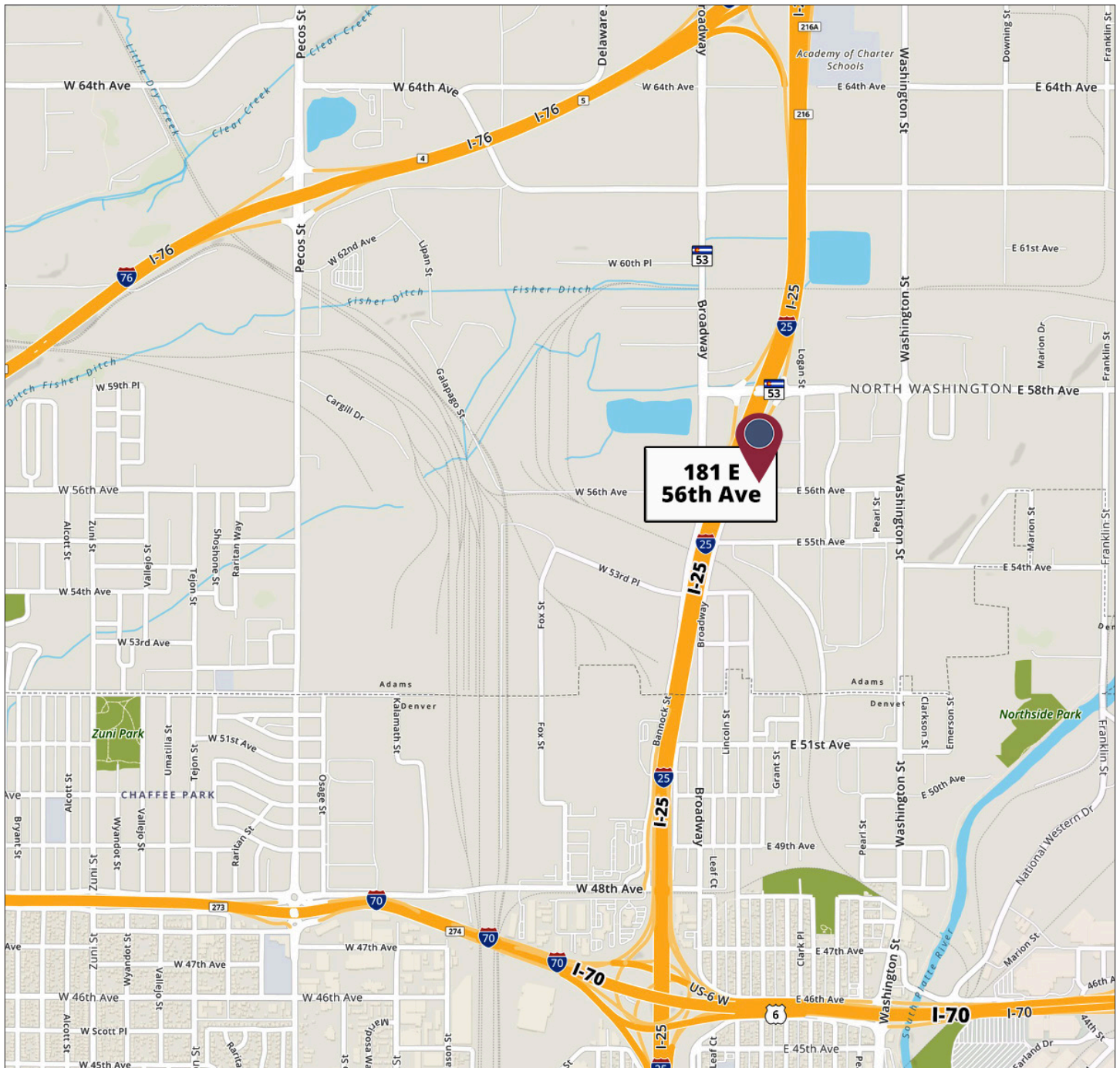
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* For a complete disclaimer, please see page one of this brochure.

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PROPERTY LOCATION



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